



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution to Approve the Final Map and Improvement Agreement for Legacy Estates Unit 1, Tract No 3260; and Appropriate Funds for the Required Reimbursements

MEETING DATE: November 19, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map and improvement agreement for Legacy Estates Unit 1, Tract No. 3260, direct the City Manager and City Clerk to execute the improvement agreement and map on behalf of the City, and appropriate funds for the required reimbursements.

BACKGROUND INFORMATION: The subdivision is located north of Harney Lane, west of Mills Avenue and south of the future Lodi Unified School District site (Ellarth E. Larson Elementary School), as shown on Exhibit A. The development consists of 77 single-family residential lots.

The project improvements include street frontage improvements along the Lodi Unified School District (LUSD) site on Giannoni Way, Legacy Way and Heavenly Way. The Developer, FCB Building Partners II, L. P., will be reimbursed by LUSD for those improvements. In addition, a lighted and landscaped bicycle/pedestrian pathway will be constructed, at the Developer's expense, along the east boundary of the school site, between Legacy Way and Heavenly Way. The pathway improvements are to be publicly owned and maintained.

The Developer of the subdivision has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The development impact mitigation fees will be paid prior to Council acceptance of the public improvements. Payment has been guaranteed as part of the faithful performance improvement security for the project in conformance with LMC §15.64.040.

The Developer is entitled to reimbursement by the City for the oversizing costs associated with the master plan water mains being constructed with the project. The reimbursement will be applied as a credit against development impact mitigation fees for water facilities, in conformance with LMC §16.40 Reimbursements for Construction. Staff requests that Council appropriate \$14,000 for the required reimbursement.

FUNDING: IMF – Water Facilities

\$14,000

Funding Available:

Ruby R. Parite for
Finance Director

Richard C. Prima, Jr.
Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/pmf
Attachment

cc: Senior Civil Engineer Fujitani
Water/Wastewater Superintendent

Street Superintendent
David Evans and Associates

FCB Building Partners II, L. P.

APPROVED: _____

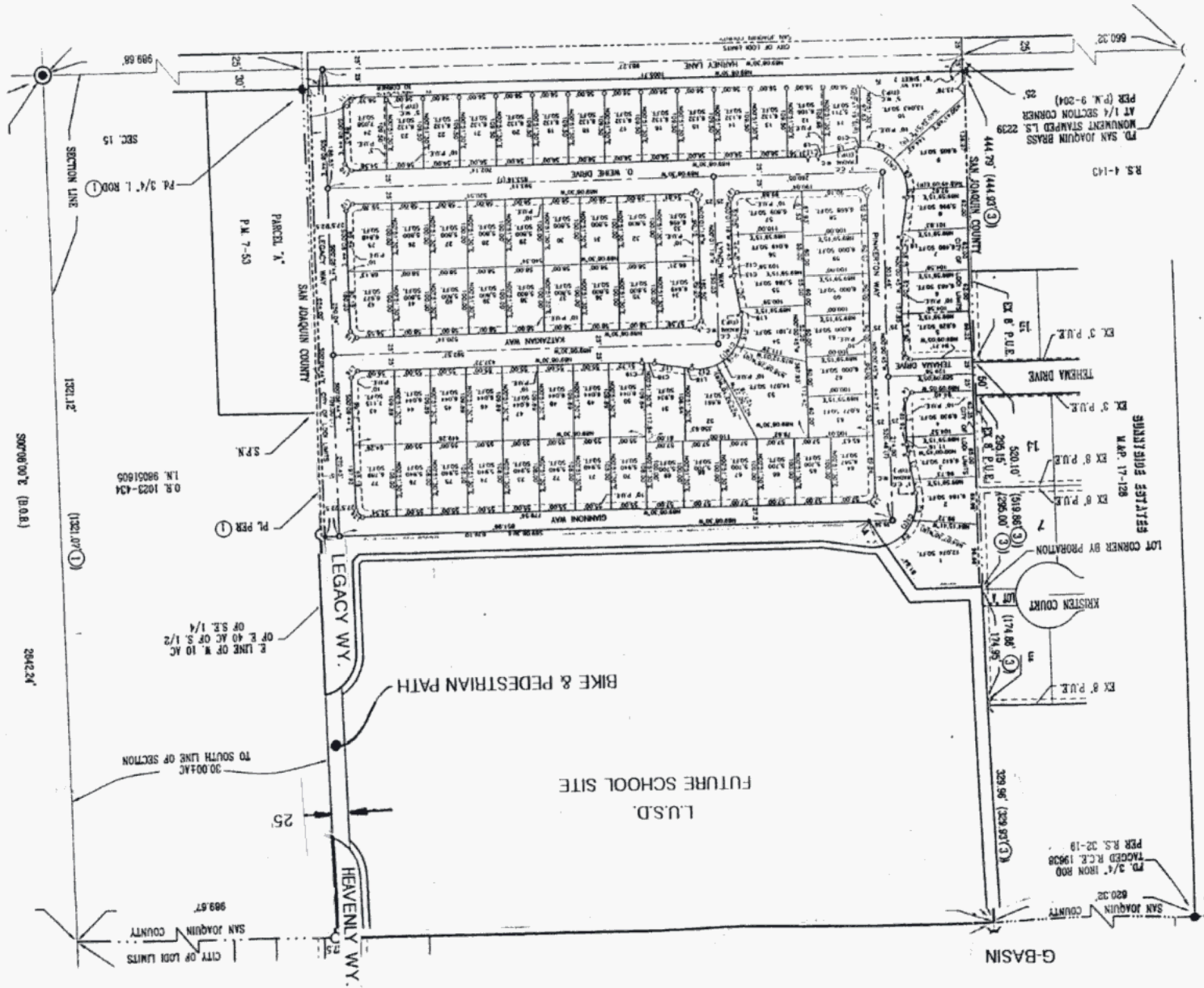
H. Dixon Flynn
H. Dixon Flynn -- City Manager



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A

LEGACY ESTATES, UNIT NO. 1



RESOLUTION NO. 2003-213

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE FINAL MAP AND IMPROVEMENT AGREEMENT FOR LEGACY
ESTATES, UNIT NO. 1, TRACT NO. 3260, AUTHORIZING THE CITY
MANAGER TO EXECUTE THE IMPROVEMENT AGREEMENT AND
FINAL MAP ON BEHALF OF THE CITY OF LODI, AND FURTHER
APPROPRIATING FUNDS FOR THE APPLICABLE
REIMBURSEMENTS

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby
approve the Final Map and Improvement Agreement for Legacy Estates, Unit No. 1,
Tract No. 3260, between the City of Lodi and FCB Building Partners II, L.P., and further
authorizes and directs the City Manager and City Clerk to execute the Improvement
Agreement and Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that funds in the amount of \$14,000.00 be
appropriated as follows for the applicable reimbursements:

IMF – Water Facilities (MWSI023)	\$14,000.00
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Dated: November 19, 2003

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I hereby certify that Resolution No. 2003-213 was passed and adopted by the
City Council of the City of Lodi in a regular meeting held November 19, 2003, by the
following vote:

AYES:	COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock
NOES:	COUNCIL MEMBERS – None
ABSENT:	COUNCIL MEMBERS – None
ABSTAIN:	COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

November 13, 2003

David Evans and Associates
5311 Pirrone Road, Ste. B
Salida, CA 95368

FCB Building Partners II, L. P.
3247 W. March Lane, Ste. 220
Stockton, CA 95219

SUBJECT: Adopt Resolution to Approve the Final Map and Improvement Agreement for Legacy Estates Unit 1, Tract No. 3260; and Appropriate Funds for the Required Reimbursements

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 19, 2003. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.



for:

Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk